



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 29, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER BETSY FRETWELL, DEPUTY CITY ATTORNEY TERI PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:05)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 29, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to the Las Vegas Valley Water District for the purpose of providing water services to Fire Station #43, located at 6420 Smoke Ranch Road - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Las Vegas Valley Water District inspected the water distribution facilities located at 6420 Smoke Ranch Road, which are to be owned, operated and maintained by the Las Vegas Valley Water District. The inspection determined that said facilities have been installed in accordance with the Water District standards and specifications. Therefore, the water facilities constructed for the City have been accepted by the Water District as being satisfactorily completed on 8/18/03 and the City now turns the property over to the Water District.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Bill of Sale
2. LVVWD 8/25/03 Letter

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that this matter involves a Bill of Sale to the Water District, as required by State Law, for the purpose of providing water services to Fire Station #43. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 29, 2003

Public Works

Item 1 - Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to the Las Vegas Valley Water District for the purpose of providing water services to Fire Station #43, located at 6420 Smoke Ranch Road

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05 – 3:06)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 29, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Summerlin West Fire Station Site Dedication and Development Agreement between the City of Las Vegas and the Howard Hughes Corporation for certain land within the Summerlin Western Planning Area - Wards 2 and 4 (L.B. McDonald and Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Howard Hughes Corporation is the owner and master developer of certain land within Summerlin West, which lies within the corporate boundaries of the City of Las Vegas and is part of the Summerlin master planned community. In conjunction with the City, The Howard Hughes Corporation shall determine and dedicate certain land to the City for fire stations. Howard Hughes Corporation shall consult with the City on design of such sites. The first fire station shall be constructed at the expense of the Howard Hughes Corporation.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Summerlin West Fire Station Site Dedication and Development Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that staff worked out this development agreement some time ago for the Howard Hughes Corporation to yield the City some land on which to build a fire station. He noted that DEPUTY CITY MANAGER FRETWELL was very instrumental in finalizing this agreement.

City REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 29, 2003

Public Works

Item 2 - Discussion and possible action regarding a Summerlin West Fire Station Site Dedication and Development Agreement between the City of Las Vegas and the Howard Hughes Corporation for certain land within the Summerlin Western Planning Area

MINUTES – Continued:

DEPUTY CITY MANAGER FRETWELL advised that this agreement simply provides clarity to the Development Agreement with Howard Hughes Corporation and details the fire sites, which station will be built first, and provides timelines. A transfer of land is expected to take place once water becomes available for the second fire station.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:07)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 29, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Rosa Wilson for real property known as APN 138-25-515-010 located at 1505 Laurelhurst Drive Unit 10 (\$67,000 plus closing costs - Special Revenue Fund) - Ward 1 (Moncrief)

Fiscal Impact☐**No Impact****Amount:** \$67,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Special Revenue Fund**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant and in disrepair, creating a safety and health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well and subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Agreement for Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, commented that this Purchase Agreement is for one more condominium at the site commonly known as the WonderWorld location. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 29, 2003

Public Works

Item 3 - Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Rosa Wilson for real property known as APN 138-25-515-010 located at 1505 Laurelhurst Drive Unit 10 (\$67,000 plus closing costs - Special Revenue Fund)

MINUTES – Continued:

AL GALLEGO, citizen of Las Vegas, asked how many units are left. MR. ROARK answered that there are two condominium units and one building remaining. MR. GALLEGO thanked COUNCILWOMAN MONCRIEF for having the cement barriers installed. They certainly have helped.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:09)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 29, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Purchase Agreement between the City of Las Vegas and Smart Start Day Care, Inc. for real property and improvements on approximately .55 acres located at 1260 West Owens, APN 139-21-804-004 - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In 1991 the City purchased property located at 1260 W. Owens and constructed a child care center to be operated by Smart Start Day Care, inc. to provide child care for the low income residents of the west Las Vegas neighborhood. In addition to the city funds utilized for the construction of the facility, the owners/operators have invested more than \$125,000 of their own personal funds to add additional square footage and improve the property. For the past 11 years, the Day Care has provided services throughout the Las Vegas Valley and now wishes to purchase this property.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Purchase Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, mentioned that Smart Start has had an approximate 15-year lease with the City. Smart Start constructed the building and made the improvements on this land. Staff is recommending approval of this Purchase Agreement to this non-profit organization. FAYE JOHNSON, Neighborhood Services, interjected that this sale will allow Smart Start to join two parcels and expand the existing facility.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 29, 2003

Public Works

Item 4 - Discussion and possible action regarding a Purchase Agreement between the City of Las Vegas and Smart Start Day Care, Inc. for real property and improvements on approximately .55 acres located at 1260 West Owens, APN 139-21-804-004

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 29, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:10)

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THE MEETING ADJOURNED AT 3:10 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
October 2, 2003